

FOR LEASE

± 39,000 SF

EASY FREEWAY ACCESS



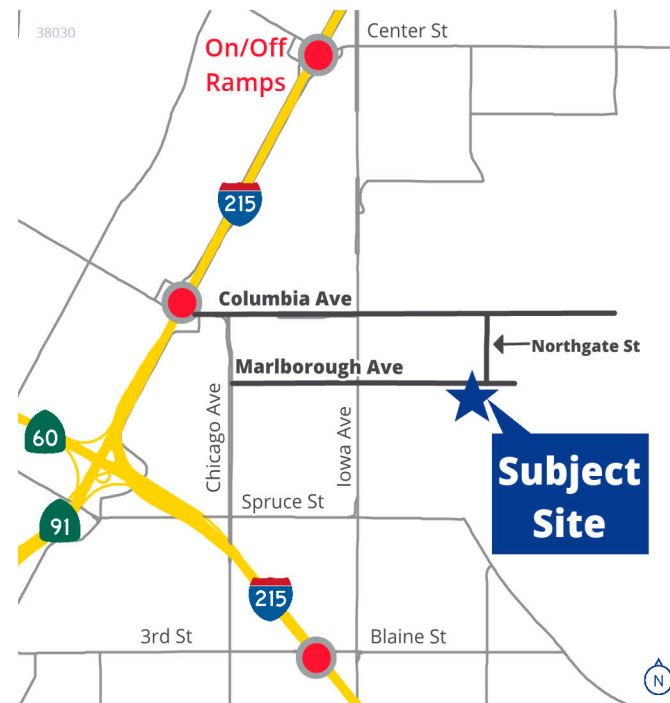
INDUSTRIAL WAREHOUSE

980 MARLBOROUGH AVENUE, RIVERSIDE, CA 92507 Bldg. A

Property Features

- +/- 39,000 SF Warehouse in Hunter Park Area of Riverside
- Part of Marlborough Trade Center
- +/- 1,000 SF of Pre-Built Office Space
- 4 Dock High Doors (9' x 10'), 2 w/ 35,000 lb. Pit Levelers
- 1 Grade Level Door (16' x 14'), Oversized
- 30' Warehouse Clearance w/ 28' Clearance in Loading Bay
- Secured Concrete Truck Court with Gate
- ESFR Fire Sprinkler System w/ K-25 Heads
- 2,000 Amps of Power with 480Y / 277V 3-Phase Wire, EV And Solar Ready
- LED Lighting Throughout, 3% Warehouse Skylights
- Reduced Riverside Public Utility rates via vs. PG&E / SCE [Click Here](#)
- Easy Access to 215, 91 & 60 Freeways near Interchange
- Corporate Neighbors: Walmart, Sabert, Bourns, Cibaria, Evergreen, Rust-Oleum, Nordstrom & T.M. Cobb

Locator Map



BROKER INFORMATION

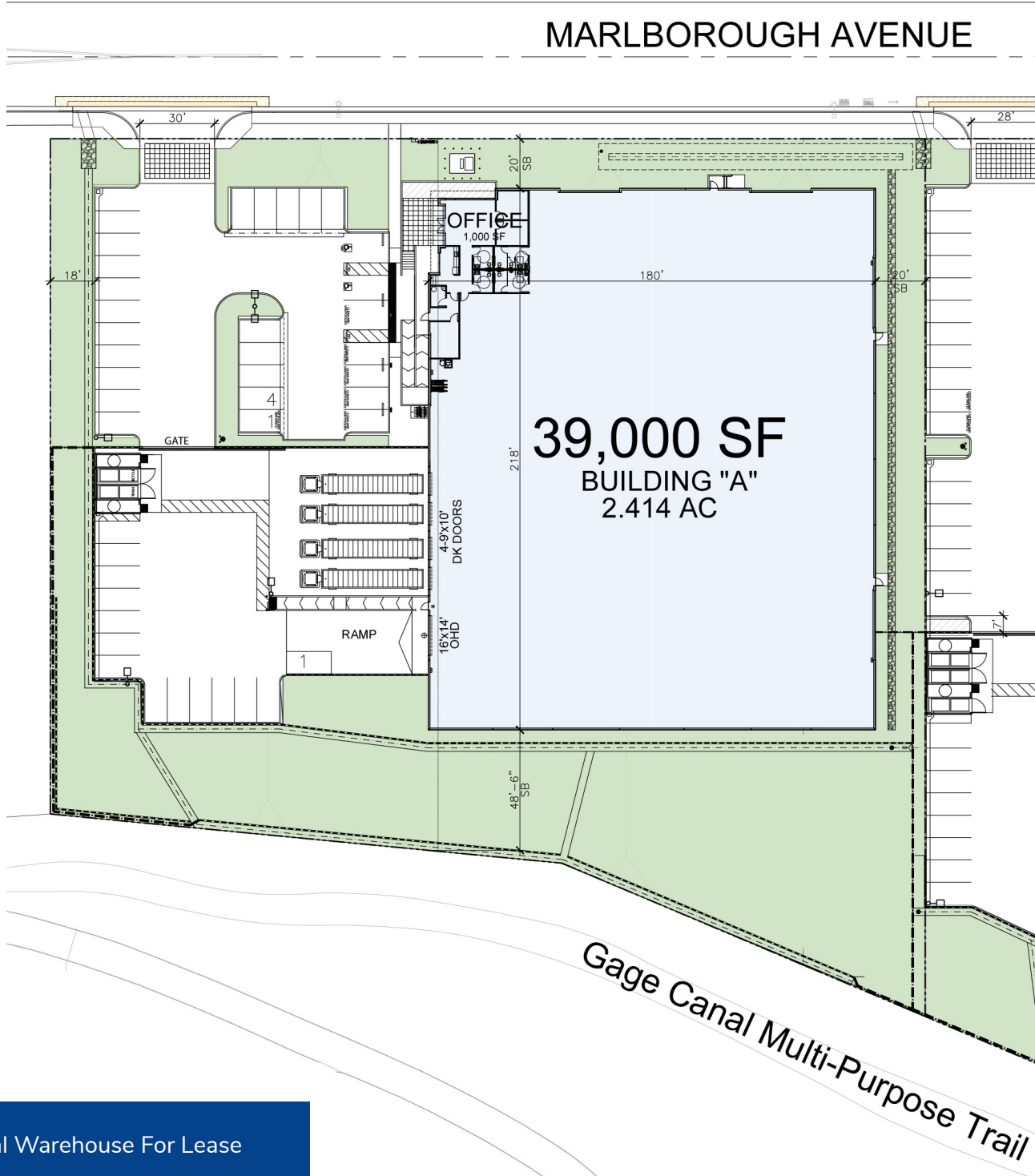


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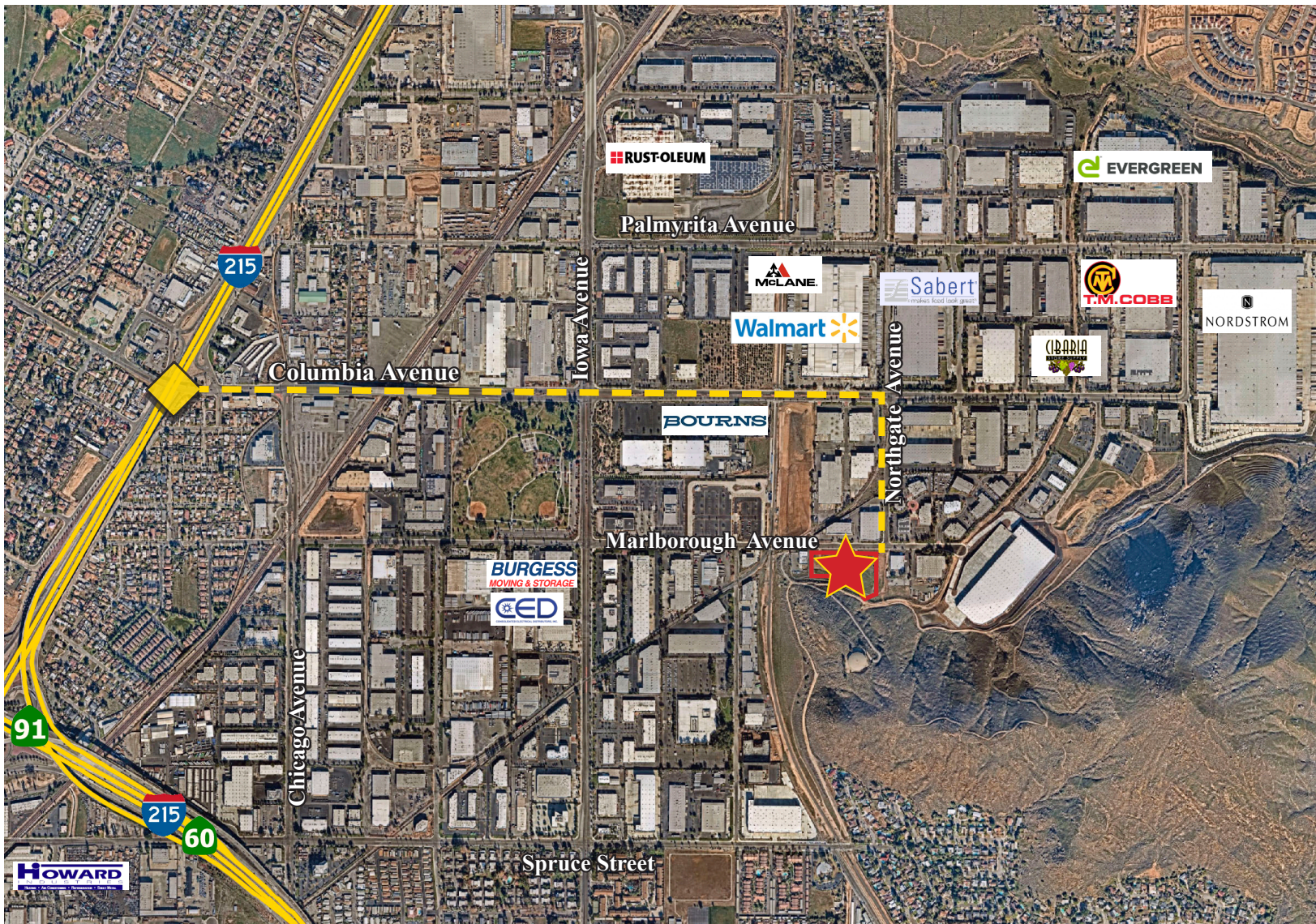
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PROPERTY SITE PLAN

980 Marlborough Avenue, Riverside CA



Industrial Warehouse For Lease



CORPORATE NEIGHBORS

980 Marlborough Avenue, Riverside CA 92507

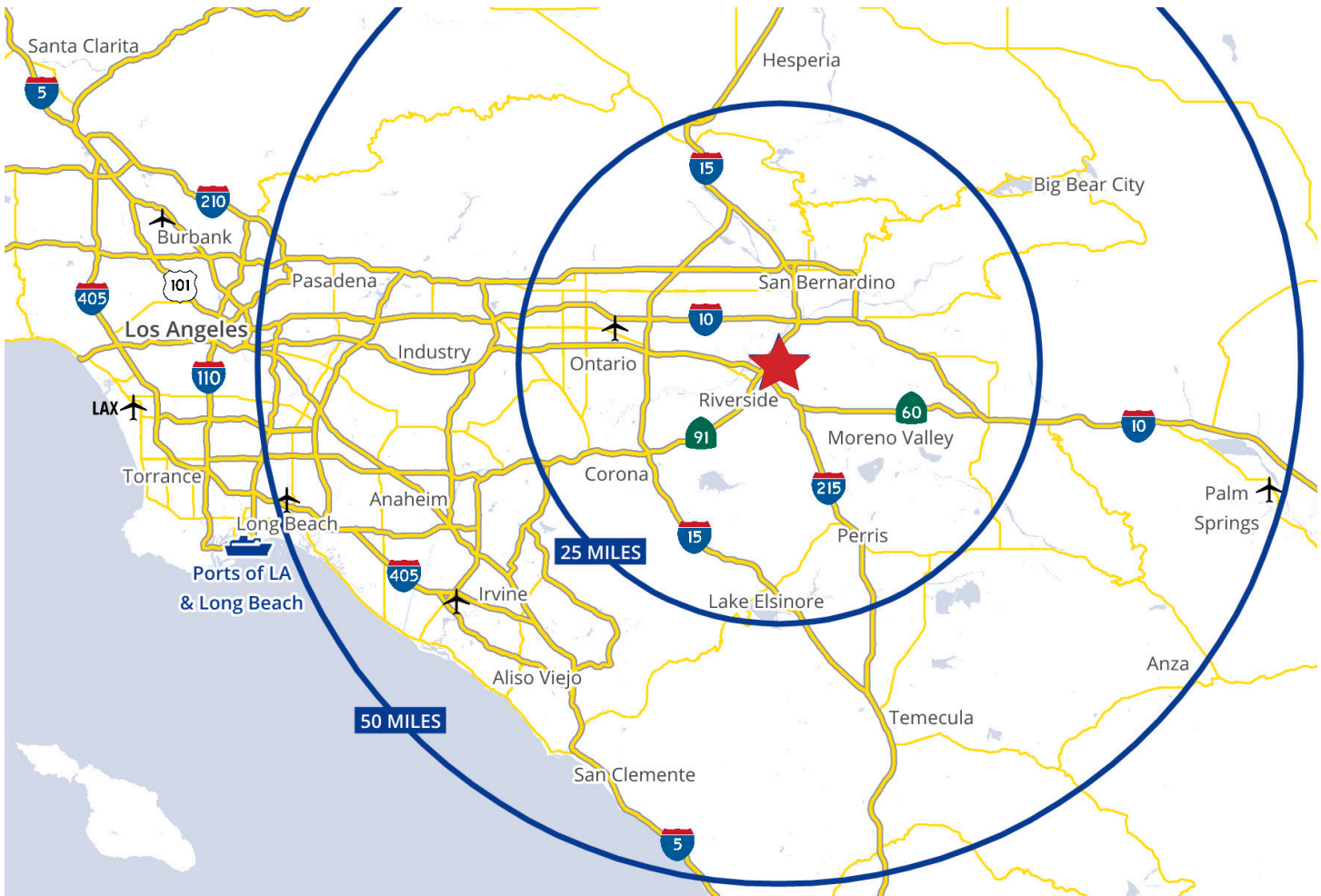
3 Park Plaza, Suite 1200
Irvine, CA 92614

Broker Information

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± 1 MILES TO I-215 FREEWAY
±1.5 MILES TO I-215/60/91 FREEWAY INTERCHANGE
± 10 MILES TO BNSF INTERMODAL YARD



±67 MILES TO THE PORTS
OF LOS ANGELES & LONG BEACH



±10 MILES TO SAN BERNARDINO INTL AIRPORT
±17 MILES TO ONTARIO INTL AIRPORT
±71 MILES TO LOS ANGELES INTL AIRPORT

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